



NOTICE OF PUBLIC HEARING

PURSUANT TO ARS Sections 39-204 & 9-462.04, NOTICE IS HEREBY GIVEN OF PUBLIC HEARING in the Town of Gilbert, Arizona, relating to the following requests for changes in land use regulations:

GP12-10 - Minor General Plan amendment to change the Land Use classification of approximately 11.13 acres of real property, generally located at the northwest corner of Power Road and Santan (202) Freeway from Light Industrial land use classification to Regional Commercial land use classification. The effect of this amendment will be to change the plan of development for the property to allow commercial development.

Z12-27 - Amend Ordinance No. 1899 and rezone approximately 74.40 acres of real property, generally located at the northwest corner of Power Road and Santan (202) Freeway from approximately 44.80 acres of Light Industrial (LI) and 29.60 acres of Regional Commercial (RC) zoning district all with a Planned Area Development overlay zoning district to approximately 33.67 acres of Light Industrial (LI) and 40.73 acres of Regional Commercial (RC) zoning district all with a Planned Area Development (PAD) overlay zoning district as shown on the exhibit (map), which is available for viewing in the Planning and Development Services Office, and to amend conditions of development in the Regional Commercial (RC) zoning district of Cooley Station at Power and Santan (202) PAD as follows: (1) increase the space between parking lot landscape islands; (2) modify perimeter landscape areas; (3) increase frontage landscape berms; (4) increase building mounted lighting height; (5) reduce bicycle parking; (6) reduce screening of retention basin, refuse containers and rooftop mechanical equipment, and (7) increase the allowed depth of retention basins. The effect of the rezoning will be to increase the amount of regional commercial uses to allow for a single user large facility and to modify development standards to accommodate the needs of the user for the site.

The applications and project files may be viewed by the public Monday through Thursday, 7:00 am to 6:00 pm at the Town of Gilbert, Planning and Development Services office located at 90 East Civic Center Drive, Gilbert, AZ. Written comments may be sent to Town of Gilbert, Planning and Development Services, 90 East Civic Center Drive, Gilbert, AZ 85296. Written comments may also be submitted at the public hearing. Any interested person may appear and be heard at the following public hearing:

The Town Council will hold a public hearing and discussion on Zoning matters set forth above, and may vote to approve, approve with conditions, or deny the requests set forth above at its meeting on:

**Town Council: Thursday, February 21, 2013 at 7:00 p.m.
Gilbert Municipal Center, Council Chambers, 50 East Civic Center Drive, Gilbert, AZ**